



CITY COUNCIL MINUTES

Tuesday, February 5, 2019

6:00 pm
Conference Room C113B&C

Work Session
150 E. Main Street

7:00 pm
Civic Center Shirley Huffman Auditorium

City Council Regular Session
150 E. Main Street

Our Community, Our Stories Art Exhibit Opening Reception – 5:30 pm – Civic Center Lobby

The reception was held.

1. Work Session – 6:00 pm – Conference Room C113B&C:

- A. Jackson East Project Next Steps – presented by Dan Rutzick, Senior Planner and Colin Cooper, Planning Director

The work session was held.

Regular Session – 7 pm – Shirley Huffman Auditorium

Pledge of Allegiance – Mayor Steve Callaway

Call to Order – Roll Call

Present: Mayor Steve Callaway and Councilors Olivia Alcaire, Kyle Allen, Anthony Martin, Beach Pace, and Fred Nachtigal

Excused: Councilor Rick Van Beveren

Staff Present: Robby Hammond, Aubrey Minear, Mark Jackson, Colin Miletich, Doug Ehrich, Simone Brooks, Tom Arnold, Patrick Preston, Dave Miletich, Dan Dias, Lindsay Jacques, Michelle McCall-Wallace, Colin Cooper, Chris Hartye, Dan Larkin, Katie Jensen, Lisa Colling, Kevin Hanway, Don Odermott, Andy Smith, Jim Coleman, Karen Edwards, and Ken Pipher

2. Presentations and Appointments:

- A. Presentation of Our Community, Our Stories Art Exhibit – presented by Melissa Moore, Community Arts Program Supervisor

Mayor Callaway, Councilor Alcaire, and Councilor Allen thanked Sankar Raman and Jaime Miranda for sharing their stories.

B. Employee Service Awards:

20 Years

Daniel Larkins
Karen Edwards

C. Appointment:

Transportation System Plan Steering Committee

Cindy Cosenzo – reappointment
John Kitchens – reappointment
Rick Kroon – reappointment
Mason O’ Lennick – reappointment
Deanna Palm – reappointment
Keith Peal – reappointment
Carly Riter – reappointment
Rick Van Beveren – reappointment
Casey Waletich – reappointment
Elisa Joy Payne – new appointment
Vrushank Gunjur – new appointment
Julia Notz – new appointment
Tara Mather – new appointment
Michelle Rush – new appointment
Maria Valenzuela – new appointment
Wil Fuentes – new appointment
Troy Gagliano – new appointment
Jaime Rodriquez – new appointment

Motion was made by Nachtigal, seconded by Martin, to confirm the appointments listed. The motion passed unanimously with Allen, Alcaire, Martin, Pace, and Nachtigal voting in favor.

3. Public Comment Regarding Items Listed On The Agenda:

- A. Nathan Teske, representative of Bienestar; Sheila Greenlaw-Fink, representative of Community Housing Fund; and Dan Valliere, representative of Reach Community Development, expressed their support for Ordinance No. 6291. They thanked staff for their efforts and provided examples of how the tax exemption will benefit affordable housing.

4. Consent Agenda:

- A. Approve Minutes: January 15, 2019
January 15, 2019 work session

- B. Consider Transportation Committee's recommendation to approve a construction contract with C&M Excavation & Utilities, LLC, the lowest responsible bidder for the improvements of SE Golden Road in the amount of \$2,916,566.00.
- C. Consider Utilities Commission's recommendation to approve a project management services agreement with the Tualatin Valley Water District and the Willamette Water Supply Program for delivery of MPE_1.0 (Metzger Pipeline East), through the Willamette Water Supply Program.

Motion was made by Allen, seconded by Pace, to approve the Consent Agenda as presented. The motion passed unanimously with Alcaire, Allen, Pace, Martin, and Nachtigal voting in favor.

5. Public Hearings:

- A. Annexation 004-18: Flexential: (The ordinance will be considered as item 7B)
- B. Zone Change 007-18: Flexential: (The ordinance will be considered as item 7C)

Mayor Callaway opened the public hearing on item 5A and 5B and asked for any ex parte contacts the councilors have had. There were none.

Colin Cooper, Planning Director, read the Oregon Revised Statute requirements and gave an oral staff report providing background information.

Mayor Callaway asked for testimony from the applicant, and following the applicant, any testimony in favor or in opposition.

Joe Guerriero, Flexential Colorado Corporation, thanked staff for their efforts on the project and expressed support for the annexation and zone change for the purpose of a possible expansion.

Brian Varricchione, Mackenzie, thanked staff for their efforts.

Mayor Callaway closed the public hearing on item 5A and 5B.

6. Unfinished Business:

- A. None.

7. Ordinances:

First Reading:

- A. Consider adopting an ordinance adding Subchapter 3.40 to the Hillsboro Municipal Code enabling the City to administer an affordable housing tax exemption program for non-profit housing providers. Ordinance No. 6291 was available.

Councilor Allen said he thinks this tax exemption will have a significant impact on affordable housing although difficult to measure.

Motion was made by Alcaire, seconded by Martin, to approve the first reading of Ordinance No. 6291. Roll call on the motion was as follows: Martin, aye, Allen, aye, Alcaire, aye, Pace, aye, Nachtigal, aye. The motion passed unanimously and the first reading of Ordinance No. 6291 was approved.

- B. Annexation 004-18: Flexential: Consider adopting an ordinance approving an annexation of a property 16.99 acres in size, located in the North Hillsboro Community Plan area. Ordinance No. 6292 was available.

Motion was made by Nachtigal, seconded by Allen, to approve the first reading of Ordinance No. 6292. Roll call on the motion was as follows: Martin, aye, Allen, aye, Alcaire, aye, Pace, aye, Nachtigal, aye. The motion passed unanimously and the first reading of Ordinance No. 6292 was approved.

- C. Zone Change 007-18: Flexential: Consider adopting an ordinance approving a City initiated zone change from County Future Development 20 to City Industrial Sanctuary and apply Floodplain and Significant Natural Resource Overlays. Ordinance No. 6293 was available.

Motion was made by Nachtigal, seconded by Allen, to approve the first reading of Ordinance No. 6293. Roll call on the motion was as follows: Martin, aye, Allen, aye, Alcaire, aye, Pace, aye, Nachtigal, aye. The motion passed unanimously and the first reading of Ordinance No. 6293 was approved.

- D. Community Development Code Amendment 004-18: Omnibus: Consider Planning Commission's recommendation to adopt an ordinance approving a package of minor amendments to clarify Community Development Code language and implementation. Ordinance No. 6294 was available.

Motion was made by Nachtigal, seconded by Martin, to approve the first reading of Ordinance No. 6294. Roll call on the motion was as follows: Martin, aye, Allen, aye, Alcaire, aye, Pace, aye, Nachtigal, aye. The motion passed unanimously and the first reading of Ordinance No. 6294 was approved.

Second Reading:

- E. None.

8. New Business:

- A. None.

9. Public Comment Regarding Items Not Listed On The Agenda:

- A. John Grabski, Hillsboro, expressed his opposition for the sanctuary city designation.
- B. Janeen Sollman, House District 30 Representative, expressed opposition to designating the Jackson East Area an Industrial Zone. She spoke of a bill she is putting forward and asked the City to freeze the zone change until the bill is considered.
- C. Darcie VanderZanden, Hillsboro, expressed opposition to designating the Jackson East Area an Industrial Zone. She spoke of the limitations the land would provide to potential future business owners.
- D. Curt VanderZanden, Hillsboro, expressed opposition to designating the Jackson East Area an Industrial Zone. He spoke of losing property value and data centers.
- E. Jason Landon, Hillsboro, expressed opposition to designating the Jackson East Area an Industrial Zone.
- F. Jean Morgan, Hillsboro, expressed opposition to designating the Jackson East Area an Industrial Zone. She said there is no room for industrial development because the area is an established beautiful neighborhood.

10. City Manager Report:

Mr. Hammond said the 2019 State of the City was a success and thanked attendees for showing their support. Secondly, Mr. Hammond thanked the winter weather response team for working extended hours and keeping the City safe.

11. Advice/Information Items:

- A. None.

The meeting was adjourned to work session at 8:03 pm.

12. Work Session – Following Regular Session – Conference Room C113B&C:

- A. City Manager Recruitment Firm Proposals – Presented by Lisa Colling, Human Resources Director and Chad Jacobs, City Attorney

The work session was held.

Steve Callaway, Mayor

ATTEST: _____
Amber Ames, City Recorder